

Santa Barbara Central City Redevelopment Project Implementation Plan 2000 - 2004

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Agency Resolution No. 932
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Agency Resolution No. 968

Redevelopment Agency of the City of Santa Barbara

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STATEMENT OF PURPOSE

This Implementation Plan for the Central City Redevelopment Project (CCRP) is prepared pursuant to Health & Safety Code Section 33490. Its purpose is to set forth the goals of the Redevelopment Plan for the Central City Redevelopment Project and to present an overview of the programs the Redevelopment Agency expects to implement over the next five years to advance those goals and to eradicate blight within the Project Area.

The discussion of proposed programs in the Implementation Plan is divided into two sections. The first presents information on anticipated general redevelopment capital programs. The second section outlines a projection of activities to be undertaken with the Housing Fund.

BACKGROUND

The Redevelopment Plan for the CCRP was adopted by the City Council by Ordinance No. 3566 on November 14, 1972. This plan established certain development standards and presented an outline of some activities anticipated to be carried out in the Redevelopment Plan area.

After initial adoption of the Redevelopment Plan, more specific evaluation and planning continued to identify programs that would best enable the Redevelopment Agency to effectuate the goals of the plan and address the identified blighted conditions.

The firm of Patterson, Stewart & Associates was hired to develop and review several implementation strategies. The result of their work with the community was presented in a report called Santa Barbara's Central City: Choices for the Future. This study outlined a number of alternative paths to accomplish the goals of the redevelopment plan. More than 80 meetings were held to collect input from residents, property owners and interest groups. Those alternative plans were presented to the City Council. After further public discussion and refinement, consideration was narrowed to two alternative strategies, which were merged and analyzed for marketability and environmental effects.

The end result of these studies and the analysis of all the specific potential programs was the realization that a more generalized land use plan would provide the most flexibility to private entities and public agencies without sacrificing the goals of redevelopment.

An Environmental Impact Report was prepared which analyzed the potential impacts of the likely alternative programs for carrying out the Redevelopment Plan as a long-term conceptual project. Within this framework, individual redevelopment activities would require site specific environmental review.

In August 1977, the First Amended Redevelopment Plan for the Santa Barbara Central City Redevelopment Project was adopted by City Council Ordinance No. 3923. A map showing the boundaries of the CCRP is attached as Exhibit 1. The Amended Plan included a Land Use Designation Map, attached as Exhibit 2, which delineated generally the location of existing uses and proposed reuses. The anticipated public uses, street layout and open spaces are shown on Exhibit 3. The Plan was further amended on December 16, 1986, by Ordinance No. 4438 to incorporate provisions required by amendments to the California Community Redevelopment

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Law. As required by the California Redevelopment Law Reform Act of 1993, the Redevelopment Plan for the CCRP was further amended on December 6, 1994, to specify the latest dates for incurring and repaying indebtedness or receipt of tax increment. On November 12, 1998, City Ordinance No. 5085 was adopted to extend the Redevelopment Agency's authority to exercise eminent domain to August 30, 2007. The most recent amendment to the Plan was by Ordinance No. 5089 adopted January 12, 1999, wherein the term of the CCRP was extended to August 30, 2012 (for a total of 35 years from the adoption of the First Adopted Plan in August of 1977).

GOALS OF THE REDEVELOPMENT PLAN

The intent and purpose in specifying land uses and controls for the redevelopment activities in the Central City Redevelopment Plan are set forth in Section 503 of the First Amended Redevelopment Plan for the Santa Barbara Central City Redevelopment Project, as follows:

1. To encourage harmonious, environmentally compatible and economically efficient land uses throughout the Project Area, thereby achieving functional, economic and visual order;
2. To coordinate such land uses and the accompanying standards, controls and regulations with existing City controls and review processes; and
3. To create an economically viable central core that offers an attractive and pleasant environment.

The goals of the Central City Redevelopment Plan can be further understood as they were expressed in Santa Barbara's Central City: Choices for the Future, the study prepared for the City in 1974 to evaluate alternative strategies and potential activities to implement the Central City Redevelopment Plan:

- ♦ To preserve the Santa Barbara spirit and character in the design and scale of potential land uses;
- ♦ To preserve the integrity of structures and places which have special architectural or historical values, to provide them with viable uses which will allow them to function efficiently – in cultural, social and economic terms – in today's complex world;
- ♦ To re-establish the Central City as the principal center of commerce for Santa Barbara's South Coast Region – a position it once enjoyed;
- ♦ To retain the Central City as the principal center of government for Santa Barbara City and County functions;
- ♦ To establish the Central City as the cultural and entertainment center for the County's South Coast Region;
- ♦ To activate public programs and encourage private interests to reverse those physically deteriorating forces presently working in the area;
- ♦ To initiate housing programs which will assist people whose present circumstances do not permit them to enjoy the quality of life expected in Santa Barbara;

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- ◆ To coordinate development and reuse activities with the “low-growth-producing” interests of the majority of the City’s people;
- ◆ To prepare plans and implement programs which will satisfy mobility requirements of existing uses and future land use opportunities with a minimum dependency upon the automobile and a maximum potential for the development of alternate forms of local and regional transportation;
- ◆ To reorient physical use of the East Beach sector of the planning area to more fully respect and interface with the ocean, the Transportation Corridor and with “people pleasing” amenities;
- ◆ To tie various functional components of the planning area together in order to build upon existing and future interrelationships;
- ◆ To bring the City’s people – those having interests within and outside the planning area – into the planning and decision-making process in a more meaningful way.

The First Amended Redevelopment Plan for the Santa Barbara Central City Redevelopment Project, adopted by the City Council in August 1977, set forth the policies and standards against which future Agency activities should be evaluated.

DESCRIPTION OF PROJECT AREA BLIGHTING CONDITIONS

At the onset of redevelopment activity in the project area, a number of factors characterized the blighting conditions within the CCRP: land parcels of inadequate size to meet parking demand on site in some areas; incompatible land uses in the waterfront area; and, structures that were deteriorated or of inadequate size for existing standards and market conditions. Other problems to be resolved were: buildings needing seismic reinforcement; congested streets and inadequate public parking facilities in some areas; the condition of public improvements including street lighting; and, the lack of public restroom facilities. Economic blight within the CCRP was evidenced by the decline in assessed property values, business turnover, empty storefronts in the downtown, business relocations, and the lack of necessary commercial facilities to serve residents of the CCRP. Poor economic conditions suggested some Agency assistance was necessary to make the improvements that would encourage property owner responsiveness to the market.

Since inception, the Redevelopment Agency has participated with business and property owners to address much of the blight in the CCRP. The next section provides a description of future projects that the Agency expects to implement over the next five years in an effort to continue the revitalization of the project area.

FUTURE REDEVELOPMENT AGENCY CAPITAL PROGRAMS

Potential future projects are broken down into categories based on the type of project. The level of detail presented in the discussion below reflects the amount of planning completed to date. The number of programs implemented will depend, at least in part, on the availability of funding. In every case the cost shown is only an estimate.

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CULTURAL ARTS

Artist Work Space: The Agency is interested in helping to provide affordable workspace for artists in an effort to maintain this cultural context within the City. Project could involve the contribution of funds for the acquisition of property and rehabilitation of space for use as artist workspace. Agency Funding: \$1,000,000.

Relationship to the Elimination of Blight: Depending on the dynamics of the area where the workspace is developed or established, blight may be reduced or forestalled. Maintaining a working arts community will sustain a cultural amenity in Santa Barbara that is attractive to locals as well as tourists. The central city will be preserved as the cultural and entertainment center of the South Coast.

Art in Public Places in the CCRP: The Agency plans to provide funding for the exhibit of sculptural art pieces in several locations within the Redevelopment Area. By doing this, the Agency continues its commitment to the arts by maintaining and encouraging cultural activities. This project could help to create an identity for the area north of Carrillo as a cultural district. The County Arts Commission has pledged to raise funds for additional exhibits. Agency Funding: \$75,000.

Relationship to the Elimination of Blight: Depending on the dynamics of the area where the artwork is placed, blight may be reduced or forestalled. Art is also likely to draw locals and visitors, increasing desirable activity in the area. The central city will be preserved as the cultural and entertainment center of the South Coast.

Casa de la Guerra Restoration: Two grants to the Santa Barbara Trust for Historic Preservation to complete restoration activities at the Casa de la Guerra. Activities will include stone foundation work on the East Wing and along the "Street in Spain", historic door handles, entrance steps, and roof work on the North Side. Agency Funding: \$244,000

Relationship to the Elimination of Blight: Improvements to the project area will increase the vitality of the area and eliminate blighting influences. Indirect financial return to the Agency, as the improvements will attract activity, helping to maintain the project area's vitality, which will generate private improvements to nearby properties that will result in increased tax increment. The central city will be preserved as the cultural and entertainment center of the South Coast.

El Presidio Restoration: Various grants made to the Santa Barbara Trust for Historic Preservation to complete archaeological work and additional construction at the northeast corner of El Presidio Santa Barbara. The archaeological work will include detailed cataloguing of artifacts followed by written reports of the findings. Agency Funding: \$390,000.

Relationship to the Elimination of Blight: Improvements to the project area will increase the vitality of the area and eliminate blighting influences. Indirect financial return to the Agency, as the improvements will attract activity, helping to maintain the project area's vitality, which will generate private improvements to nearby properties that will result in

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increased tax increment. The central city will be preserved as the cultural and entertainment center of the South Coast.

Lobero Theatre Capital Improvements Master Plan: Various grants to the Lobero Theatre to complete technical and capital improvements including upgrading and enlarging the light dimming system, upgrading the sound system, complete replacement of the rigging system, restroom upgrades, and orchestra pit upgrades. Agency Funding: \$750,000.

Relationship to the Elimination of Blight: Enhanced performing arts facilities and a vibrant arts community will benefit the redevelopment project area and the community culturally, socially, and economically. Increased performances will bring more people to the project area to shop and dine. The central city will be preserved as the cultural and entertainment center of the South Coast.

Center Stage Theater Capital Improvements: Agency grant to the Center Stage Theater for capital and technical improvements including replacement of the theater's performance soundboard power source and replacement of performance lighting fixtures. Agency Funding: \$9,000.

Relationship to the Elimination of Blight: Enhanced performing arts facilities and a vibrant arts community will benefit the redevelopment project area and the community culturally, socially, and economically. Increased performances will bring more people to the project area to shop and dine. The central city will be preserved as the cultural and entertainment center of the South Coast.

Contemporary Arts Forum: Agency grant to assist the Contemporary Arts Forum in obtaining and installing a new, state of the art, lighting system. Agency Funding: \$22,500.

Relationship to the Elimination of Blight: Enhanced performing arts facilities and a vibrant arts community will benefit the redevelopment project area and the community culturally, socially, and economically. Increased performances will bring more people to the project area to shop and dine. The central city will be preserved as the cultural and entertainment center of the South Coast.

Downtown Organization Holiday Art Gallery: Two Agency grants to the Downtown Organization used to assist in the construction and installation of 8 public, holiday art pieces. The pieces will be located along State Street in the Cultural Arts District and would act as another special holiday season attraction for the Downtown Business Community and the Central City Redevelopment Project Area. Agency Funding: \$38,800.

Relationship to the Elimination of Blight: Depending on the dynamics of the area where the artwork is placed, blight may be reduced or forestalled. Art is also likely to draw locals and visitors, increasing desirable activity in the area.

Downtown Organization Cultural Promotions Grant: Agency grants for the last four fiscal years to the Downtown Organization that are used to promote the Cultural District of State Street North of Carrillo Street. Activities conducted by the Downtown Organization have included

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extensive media, film, and print campaigns to promote downtown as the region's primary arts, dining, and retail center. Agency Funding: \$163,500

Relationship to the Elimination of Blight: Promotion of the downtown area will likely increase local and visitor patronage of stores, restaurants, and hotels in the area forestalling the conditions that lead to blight.

Pearl Chase Society: Agency grant to support the development and promotion of the 28th Annual California Preservation Conference that will take place in Santa Barbara from April 24-27, 2003. The Pearl Chase Society is the local sponsoring organization of this preeminent annual statewide historic preservation event. More than 700 preservationists, historians, architects, planners, homeowners, and government employees and officials from around the state are expected to attend the event. Agency Funding: \$28,000.

Relationship to the Elimination of Blight: This event will give the project area an economic boost by attracting more than 700 visitors to the downtown area, resulting in increased sales tax and transient occupancy tax. Improvements to the project area generated by increased activity will increase the vitality of the area and eliminate blighting influences. Heightened preservation consciousness will address the project area goal of preserving the integrity of structures and places that are architecturally or historically significant.

Santa Barbara Maritime Museum: Agency grant to complete four (4) interactive educational exhibits. The four exhibits include: *Safety At Sea*, *Navigation and Piloting*, *Surfing Exhibit*, and *Channel Islands Exhibit*. The exhibits will celebrate the local maritime history of Santa Barbara and further enhance the cultural component of the waterfront. Agency Funding: \$500,000.

Relationship to the Elimination of Blight: Enhanced cultural arts facilities and a vibrant Waterfront will benefit the redevelopment project area and the community culturally, socially, and economically.

MASTER PLANS/STUDIES

Chapala Street Master Plan/Improvements: Students and professional architects will complete studies and design plans for future development along the Chapala Street corridor that will involve mixed-use development and affordable housing. Studies and design plans may serve as the planning basis for redevelopment of this key downtown corridor. Agency funding would be aimed at streetscape improvements associated with redevelopment. Agency Funding: \$15,000.

Relationship to the Elimination of Blight: Plans that identify improvements that will enhance the viability of a given area can be expected to contribute to blight reduction. Related development and infrastructure improvements will enhance the surrounding area, encouraging more activity by locals and visitors and strengthening downtown as the retail, financial, and cultural core of the south coast.

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Circulation Analysis – Lower State Street: Due to the number of both completed and proposed development projects in the Cabrillo Boulevard/Lower State Street region, it will be of benefit to study the traffic patterns and circulation in the area. There is currently a proposal to widen the sidewalks and narrow the street on State Street between Yanonali Street and Haley Street in order to carry out the State Street “Mall” Master Plan, which is aimed at strengthening the urban corridor. This Circulation Study will help determine the impact of these proposed plans on traffic and circulation in Lower State Street and the surrounding area. Agency Funding: \$15,000.

Relationship to the Elimination of Blight: Strengthening the State Street corridor and widening the sidewalks could encourage increased pedestrian activity. Additional pedestrian activity is expected to encourage private improvements to nearby properties. Increased activity in the area will lessen the likelihood of the recurrence of blight, which was prevalent before the Agency made infrastructure improvements in the early 1990's.

De la Guerra Plaza Master Plan Preparation/Implementation: The De la Guerra Plaza Master Plan is proposed to be considered by City Council for incorporation into the City's General Plan and El Pueblo Viejo Guidelines. The master plan is expected to be complete and presented to City Council for action in Fiscal Year 2003. The capital improvements that could result from implementing the ultimate plan for De la Guerra Plaza would be eligible redevelopment activities and could be considered for Agency funding. Agency Funding: \$35,000.

Relationship to the Elimination of Blight: To the degree that the master plan entails improvements that will create a downtown focal point for desirable activity, blighting influences will be forestalled. Heightened preservation consciousness will address the project area goal of preserving the integrity of structures and places that are architecturally or historically significant.

Mission Creek/Waterfront Wetlands Restoration Master Plans: The Redevelopment Agency will provide funding for the preparation of master plans for the restoration of Mission Creek and Waterfront wetlands. This will include the wetland areas adjacent to the Laguna Creek Channel. The plans could include landscaping and other aesthetic improvements. Agency Funding: \$100,000.

Relationship to the Elimination of Blight: Mission Creek in the area of the Waterfront is extremely unsightly, usually full of stagnant water and assorted debris. It drains across the beach and into the ocean creating an unattractive appearance and frequently an unpleasant odor. The creek is located in an area frequented by residents and visitors alike and poses a detriment to the businesses and restaurants in the area. Restoration of these areas would eliminate the existing blight. The Master Plans funding by the Agency will identify restoration measures to eliminate and prevent the development of blight in these areas.

Cultural Arts District Plan: Funding for the professional studies needed to complete the Cultural Arts District Plan. The Cultural Arts District Plan intends to plan for the development or

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renovation of performing arts venues, movie theatres, public cultural venues, and paseos and plazas on and around State Street north of Carrillo Street. Required professional studies include economic and fiscal analysis, traffic analysis, and environmental impact analysis. Agency Funding: \$300,000.

Relationship to the Elimination of Blight: The Cultural Arts District Plan is part of a concerted effort to enhance this area and further solidify it as the City's Cultural Arts District. Enhanced cultural arts facilities and a vibrant arts community will benefit the redevelopment project area and the community culturally, socially, and economically.

West Downtown Neighborhood Improvement Program: Program to be developed to address infrastructure needs of this predominantly residential neighborhood of the Project Area bounded by Chapala Street on the east, Highway 101 on the south and west, and Victoria Street on the north. Expenditures for Fiscal Year 2001-2002 are for planning costs and facilitated public meetings to develop the plan. Agency Funding: \$50,000.

Relationship to the Elimination of Blight: Infrastructure improvements, increased public recreational opportunities and increased public access will forestall blight conditions and give the neighborhood an identity and sense of community. Program that will identify improvements that will enhance the viability of a given area can be expected to contribute to blight reduction.

Community Indicators Annual Report: Various grants from the Agency that partially fund a yearly statistical report that measures the quality of life indicators on the South Coast. Agency Funding: \$20,000.

Relationship to the Elimination of Blight: The data produced in the Community Indicators Annual Report is helpful to the Agency in planning its activities that address blight in the Project Area.

Carrillo Recreation Center Restoration: Agency grant to fund the initial planning and feasibility studies associated with the complete exterior and interior restoration of the Carrillo Recreation Center. The entire project would take place over the next five years and would include new infrastructure, including new plumbing and a new electrical system. Agency Funding: \$100,000.

Relationship to the Elimination of Blight: General enhancement of the property, and the provision of increased recreational opportunities to the residents of the project area, could increase the vitality of the area and address blighting conditions. Heightened preservation consciousness will address the project area goal of preserving the integrity of structures and places that are architecturally or historically significant.

PARKING

Railroad Public Parking Lot Annex: The Agency has acquired the parking lot property previously owned by Caltrans that is located on Montecito Street next to the Original Enterprise Fish Company restaurant. This property will be incorporated into the new public parking lot at

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the Railroad Station for shared use by restaurants and others in this parking deficit area of lower State Street. Agency Funding: \$500,000.

Relationship to the Elimination of Blight: The site of the Railroad Station and the area around it was in a blighted condition for years. The majority of this property has been cleaned up and restored as part of the Santa Barbara Railroad Station Improvement Project. Acquiring this lot and improving it or combining it with the station parking lot will continue the necessary improvements in the area.

Ellis Property Parking Lot: The Agency acquired a portion of this vacant lot to provide additional parking in the Lower State Street area. The other portion was acquired for use as a youth hostel by a private developer as one component of the public-private project to develop a park, hotel, and youth hostel in the Waterfront. The Agency will make a determination on the development of its portion of the parcel as plans progress for several private developments in the area. If developed as a parking lot, it will provide additional parking in the area. Agency Funding: \$250,000.

Relationship to the Elimination of Blight: Access to this lot from State Street was eliminated with the construction of the State Street Freeway Underpass. When improvements are made to the lot, it will enhance the overall appearance in the surrounding area and eliminate an unimproved vacant lot in this very visible part of the Lower State Street area.

Railroad Station South Parking Lot: This triangular-shaped lot south of the railroad tracks on State Street was originally designed as a phase of the Railroad Station Improvement Project to provide additional parking for the railroad station and the lower State Street area in general. The Agency is now proceeding with this phase and has redesigned the lot to include a pedestrian walkway from State Street to Kimberly Avenue. It will feature a vine-covered pergola at both ends of the walkway and provide better pedestrian access through the parking lot and to businesses nearby as well as to Depot Park. Agency Funding: \$375,000.

Relationship to the Elimination of Blight: The condition of this lot is currently full of weeds and generally in a very unsightly condition. Vagrants are attracted to this area and littering is a problem. Improving this vacant lot will continue the cleanup and elimination of blight in the area of the City's Railroad Station, which is a focal point for both residents and visitors.

PROPERTY ACQUISITION

The Agency will appropriate funds, as necessary, to make opportunity acquisitions related to revitalization efforts to develop and maintain a vital Project Area. Potential Acquisitions identified to date include:

Cacique Street Extension: Acquire the right of way necessary to extend Cacique Street from Calle Caesar Chavez to Quarantina Street. Agency Funding: \$1,000,000.

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Relationship to the Elimination of Blight: Improved vehicle and pedestrian circulation is expected to improve the vitality of this area. General enhancements could contribute to the reduction of blight and desirable development.

Greyhound Relocation: Provides funds for potential acquisition of the Greyhound Station site and relocation of Greyhound operations if an alternative site is identified for current use. This property is located in a very high visibility area in the center of the Project Area and is not developed to its highest and best use. Site would be redeveloped for compatibility with surrounding uses. Agency Funding: \$2,000,000.

Relationship to the Elimination of Blight: Improving the site with a more compatible and higher-quality use would contribute to the revitalization efforts in progress in this area.

Open Space/Recreation: Provide funds for acquisition of property in the Waterfront as opportunities arise. The Agency would preserve the financial ability over the next three years to act on scarce opportunities in the Waterfront to purchase property for any number of public or private uses that would benefit the Project Area. Activities could include open space and wetland preservation, public infrastructure, and private commercial development. Agency Funding: \$3,000,000.

Relationship to the Elimination of Blight: Depending on the location, general enhancement of property in the waterfront could contribute to the reduction of blight.

Redevelopment of Property Adjacent to Parking Lot 6: This property located in the 1200 block of State Street includes several parcels with different owners that are currently leased by the City for use as a portion of Parking Lot 6. These parcels will not be included in the proposed parking structure because the configuration is not conducive to efficient circulation. Development ideas discussed to date include a multiplex movie theater and a rehearsal hall for art and music groups. Agency Funding: \$700,000 for acquisition costs.

Relationship to the Elimination of Blight: Improving the site to its highest and best use would contribute to the revitalization efforts in progress in the area north of Carrillo Street. This area tends to lack a specific identity, which has contributed to the economic decline. A potential solution to this problem is to enhance the cultural/entertainment venues in order to attract more locals and visitors to this part of State Street.

Wetland Preservation /Restoration: This fund would be capitalized from the bond issue to provide funds for acquisition of property in the Waterfront as opportunities arose. The Agency would preserve the financial ability over the next three years to act on scarce opportunities in the Waterfront to purchase property for any number of public or private uses that would benefit the Project Area. Activities could include open space and wetland preservation, public infrastructure, and private commercial development. Agency Funding: \$2,000,000.

Relationship to the Elimination of Blight: Depending on the location, general enhancement of property in the waterfront could contribute to the reduction of blight.

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SIDEWALKS

Entrada de Santa Barbara/Sidewalk Widening/Infrastructure Improvements: Wider sidewalks between the railroad tracks and Cabrillo Boulevard are proposed in conjunction with an extensive mixed-use project proposed by a private developer that is in the Design/Development Review Process. The Agency is co-applicant with the private developer for one component of the project, the development of a Visitor Information Center. The Agency will lease the Visitor Information Center from the developer and sublease it to the Chamber of Commerce.

The sidewalk widening component of the project will create pedestrian and vehicle amenities that are consistent with the State Street Plaza north of the freeway and will improve pedestrian circulation contributing to the plaza ambiance. The sidewalk and infrastructure improvements will be done from Cabrillo Boulevard to Haley Street. Agency funding: \$2,000,000.

Relationship to the Elimination of Blight: Over the past years, the Agency has made many improvements in this part of town to eliminate blight. This is a continuation of those efforts. Replacing the sidewalks would improve physical environment and the overall aesthetics of the area. Public improvements enhance the local area and make it more attractive for locals and visitors.

Lower State Street Sidewalk Widening: Wider sidewalks between Cabrillo Boulevard and Haley Street are proposed to carry out the State Street Plaza plan. These sidewalks will be consistent with the width of the State Street Plaza north of Haley Street and will improve pedestrian circulation, contributing to the plaza ambiance. The total project is comprised of three components: one component includes a portion of the area from Cabrillo Boulevard to Yanonali Street; one component includes the area from Yanonali Street to Gutierrez Street; and the third component is the area from Gutierrez Street to Haley Street, which entails more extensive work. Agency Funding: \$2,000,000.

Relationship to the Elimination of Blight: Replacing the sidewalks would improve physical environment and the overall aesthetics of the area. Public improvements enhance the local area and make it more attractive for locals and visitors.

State Street Sidewalk Improvements: A design plan has been developed and is being implemented for sidewalk and landscape improvements along State Street, from the 600 block to the 1200 block. When the Fiscal Year 1997 budget was adopted, the Agency conceptually committed to appropriating funds annually until the project is complete. The first three phases of the project have been substantially completed and the opportunity for extending the improvements to the final two blocks is currently being explored. Agency Funding: \$2,000,000.

Relationship to the Elimination of Blight: Project will prevent blight that begins with the degradation of infrastructure.

Carrillo Street Sidewalk Replacement: The project would consist of sidewalk replacement and improvements on Carrillo Street from Chapala Street to Anacapa Street. This stretch of sidewalk is located in a highly visible and heavily trafficked (vehicles and pedestrians) area that generally

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serves as the center of the business district. To replace the existing worn and damaged concrete, Public Work's staff has proposed a colored concrete which would compliment the recently completed State Street Sidewalk Improvement Project. Agency Funding: \$500,000.

Relationship to the Elimination of Blight Replacing the sidewalks would improve physical environment and the overall aesthetics of the area. Public improvements enhance the local area and make it more attractive for locals and visitors.

State Street Sidewalk Modifications: With the knowledge that staff has gained from successive phases of the Sidewalk Project, staff will return to Phase I to remedy a number of items that either were not included due to budget constraints or were not completed in a manner consistent with Phases II and III. Items to be remedied include: replacement of existing patterned concrete handicap ramps with matching brick ramps, reinforcement of a number of planter edges with a concrete base, electrical wiring for a holiday lighting system and for the art pads, and the possible relocation and replacement of a number of tree species that have not taken to their new environment. Agency Funding: \$150,000.

Relationship to the Elimination of Blight: Needed modifications to the sidewalks would improve physical environment and the overall aesthetics of the area. Public improvements enhance the local area and make it more attractive for locals and visitors.

GENERAL CAPITAL IMPROVEMENT PROJECTS

Rail Station Project: Agency funds remain in this project for the possible renovation and replacement of the Rail station floors. Different portions of the original project revealed apparent dry and wet rot of the subflooring. Staff is awaiting a proposal from Eagle Restoration regarding possible solutions to the flooring. Also, numerous minor issues continue to arise at the station including repairs to the drainage system which include drain pipe retrofitting and attic dry rot repair. The original cost of the rail station renovation exceeded \$8,000,000. Agency Funding: \$200,000.

Relationship to the Elimination of Blight: Improvements to the project area will increase the vitality of the area and eliminate blighting influences. Indirect financial return to the Agency, as the improvements will attract activity, helping to maintain the project area's vitality, which will generate private improvements to nearby properties that will result in increased tax increment.

Historic Rail Car Acquisition: Funds allocated for the possible purchase of an historic railroad car to be installed on the railroad spur and refurbished for use possibly as a meeting venue for City-related business. Agency Funding: \$46,000.

Relationship to the Elimination of Blight: Improvements to the project area will increase the vitality of the area and eliminate blighting influences. Indirect financial return to the Agency, as the improvements will attract activity, helping to maintain the project area's vitality, which will generate private improvements to nearby properties that will result in increased tax increment.

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916 State Street Restrooms and Fountain: Funding for the construction of public restrooms and a fountain to be located between Borders Book and Music and the Fiesta Five Theatres/City Parking Structure 9. The project also contains an art component in the form of a decorative fountain. Agency Funding: \$725,000.

Relationship to the Elimination of Blight: Improvements to the project area will increase the vitality of the area and eliminate blighting influences. Project will prevent blight that begins with the degradation of infrastructure.

Lower State Street Restrooms: The Agency will develop additional public restrooms in the lower State Street blocks of Downtown to address the lack of public restrooms in the area. Currently, the public depends on the Visitor Restroom Program, where the City pays four existing restaurants to make their restrooms available to the public. Staff is currently researching possible site locations for these restrooms. Agency Funding: \$550,000.

Relationship to the Elimination of Blight: Improvements to the project area will increase the vitality of the area and eliminate blighting influences. Project will prevent blight that begins with the degradation of infrastructure.

State Street Newsracks: Agency funding for the removal and replacement of newsracks in the 400 and 500 blocks of State Street and the corner of State and Cabrillo Boulevard. The dilapidated newsracks will be replaced with a total of 14 two-unit newsracks and will provide a cohesive design throughout the State Street Plaza. Agency Funding: \$41,000.

Relationship to the Elimination of Blight: Project will prevent blight that begins with the degradation of infrastructure. Improvements to the project area will increase the vitality of the area and eliminate blighting influences.

Plaza Vera Cruz: Plaza Vera Cruz is a City park located between Haley and Cota Streets. Proposed improvements include a new handicap accessible playground, drinking fountain, benches, and various landscaping improvements. Agency Funding: \$78,000.

Relationship to the Elimination of Blight: Improvements to the project area will increase the vitality of the area and eliminate blighting influences.

Spencer Adams Parking Lot and Site Improvements: Funding will be used to complete various parking lot and site improvements at Spencer Adams Lawn Bowling Center. Improvements include the expansion of the existing parking lot, the development of a possible maintenance storage facility, and landscaping. Agency Funding: \$150,000.

Relationship to the Elimination of Blight: Improvements to the project area will increase the vitality of the area and eliminate blighting influences.

Fig Tree Park Improvements: This project will extend the existing sidewalk fronting Montecito Street and around the entrance to the Railroad Station. New interpretive signage and ADA accessibility issues will also be addressed. Site improvements will enhance the enjoyment and aesthetic appeal of this prominent site. Agency Funding: \$150,000.

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Relationship to the Elimination of Blight: Improvements to the project area will increase the vitality of the area and eliminate blighting influences.

Louise Lowry Davis Center: Funding for interior and exterior renovations including making the Davis Center ADA compliant. The Davis Center is a vital community center primarily used by the senior community and improvements will assure the continued operation of its various programs. Agency Funding: \$350,000.

Relationship to the Elimination of Blight: Improvements to the project area will increase the vitality of the area and eliminate blighting influences.

State Street Pedestrian Crosswalks: This program would replace the significantly damaged pedestrian crosswalks on State Street intersections and mid-blocks in the 400-600 Blocks and the State and Cabrillo Boulevard intersection. Agency Funding: \$365,000.

Relationship to the Elimination of Blight: Project will prevent blight that begins with the degradation of infrastructure.

Chase Palm Park Expansion – Wisteria Arbor: This is the final component to be constructed in Chase Palm Park. A curved arbor along the back wall between the Lagoon and the playground will provide benches and built-in game boards. The arbor will provide an area protected from the sun under climbing Wisteria vines with a view of the ocean beyond. The arbor was included in the original design of the park, but construction was delayed due to a lack of funding. Agency Funding: \$580,000.

Relationship to the Elimination of Blight: The Wisteria Arbor is part of Chase Palm Park Expansion that is a blight-reducing project. The park is located in what was the last stretch of undeveloped land along the City's Waterfront. The inclusion of the Wisteria Arbor in the park will further enhance the appearance of this formerly blighted site.

Cabrillo Boulevard Restrooms/Tile Art Benches: This project will provide new public restrooms to be located at the corner of Garden Street and Cabrillo Boulevard adjacent to the existing Visitor Information Center. This facility is needed to support and maintain the presence of people enjoying recreational and commercial activities in the Waterfront including: Chase Palm Park, Arts and Crafts Show, Stearns Wharf and other waterfront businesses and beaches. Included in this plan is a public art project that consists of two tile benches to be located in the setback between the sidewalk along Cabrillo Boulevard and the wall of the adjacent public parking lot. Agency Funding: \$325,000.

Relationship to the Elimination of Blight: The public restroom and benches will provide much needed facilities to serve users of the many recreational and commercial opportunities in the Waterfront. These facilities are needed to maintain the increasing and necessary human presence in the area.

Entrada de Santa Barbara/Visitor Center Component: Wider sidewalks between the railroad tracks and Cabrillo Boulevard are proposed in conjunction with an extensive mixed-use project proposed by a private developer that is in the Design/ Development Review Process. The main

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project involves redevelopment of three blocks in the area of State Street and Mason Street, which consists of vacation ownership units, a parking structure, commercial retail uses, sidewalk widening and other public improvements. The Agency is co-applicant with the private developer for one component of the project, the development of a Visitor Information Center, which will be operated by the Chamber of Commerce. Agency Funding: \$200,000.

Relationship to Elimination of Blight: Facility will enhance the economic viability of the downtown by drawing visitors up State Street from the waterfront and creating a circulation pattern that will help to increase and maintain activity levels in the downtown, preserving downtown as the retail center of the South Coast.

Materials Recovery Facility (MRF): A Materials Recovery Facility is proposed to be built in a blighted portion of the project area for the collection and distribution of waste materials for recycling. The Agency would participate financially in the development requirements of the facility. Agency Funding: \$2,000,000.

Relationship to Elimination of Blight: Project would enhance economic development in the project area through enabling development and through creating jobs, and would physically improve sub-area of project area. The South Coast trash disposal capacity is nearly exhausted, which will curtail future commercial and industrial development. Development of the MRF would allow additional development in the region and in the project area. Additional jobs for residents of the project area would be created by development activity, at newly generated businesses, and at the MRF itself. The project site is a batch plant in a significantly blighted industrial area of the project area. Development of a well-designed, high quality MRF would physically enhance the area and induce additional quality development. Agency funds would augment the project by funding associated and enhanced public improvements required by the development and possibly by funding aesthetic enhancements.

Mid-Block Crossing – 400 Block State Street: The 400 block of State Street is the only block between Gutierrez Street and Victoria Street that does not have a crossing in the middle of the block, because when the Agency made improvements in this area, a crossing was not recommended for this block. Now with the increased number bars and restaurants in the 400 block, the Old Town Merchants Association have requested that one be installed to improve the circulation of pedestrians and vehicles in this section of the State Street Mall. On busy nights and weekends jaywalking frequently occurs. For reasons of safety, the local Police have supported the Old Town Merchants' request. Agency Funding: \$92,000.

Relationship to the Elimination of Blight: Installation of the mid-block crossing will complete the Lower State Street Revitalization Project. The resulting improvements to vehicle and pedestrian circulation are expected to increase safety in the area.

Shuttle Bus Funding: The shuttle buses are part of the City's Transportation Management Program. This program mitigates traffic impacts from private development and Agency revitalization activities in the downtown area. Two commuter parking lots developed by the Agency (Cota/Santa Barbara Streets and Carrillo/Castillo Streets) allow employees in the

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downtown area to park on the fringes of the central business district and ride shuttle buses to work places. The Downtown/Waterfront Shuttle runs along State Street and along Cabrillo Boulevard, providing both tourists and residents with a convenient and inexpensive means of transportation. The Agency will provide \$300,000 annually to support this activity. Agency Funding: \$1,500,000 (over a 5-year period).

Relationship to the Elimination of Blight: These shuttle buses mitigate the impacts in the Downtown/Waterfront areas of Agency projects that are aimed at eliminating blight. They contribute to the overall quality of life in the downtown area, by reducing traffic and congestion and improving air quality by the use of electric vehicles.

Storke Placita Rehabilitation: Storke Placita is an important pedestrian walkway between State Street and De La Guerra Plaza. Over the years, it has been used as a hangout for transients. Although improvements were made there in early to mid 1990's, they quickly deteriorated. The placita still has a blighted and rundown appearance. This has caused some difficulty in leasing commercial spaces in the nearby area. Storke Placita has been revitalized with paving and landscaping improvements. Agency Funding: \$75,000.

Relationship to the Elimination of Blight: The appearance of the placita has a negative effect on locals and visitors alike. The nature of its appearance and use creates problems for merchants and property owners in the area. Police are frequently called due to problems connected with alcohol and drug use and over aggressive panhandling in the placita area. Rehabilitation of the placita can help eliminate some of these problems and the associated blight.

BOND PROJECTS

Opportunity Acquisition Fund: Funds for opportunity purchases of property in the Project Area to be used for public-benefit development consistent with the Redevelopment Plan. The Agency used \$2,875,000 of the original \$8,000,000 to pay off a loan from the City used to acquire four parcels from Spumoni Holding Company in 2001.

Relationship to the Elimination of Blight: Depending on the location, general enhancement of property in the Project Area could contribute to the reduction of blight.

Ensemble Theater Company: Ensemble Theatre is proposing a jewel box theatre in furtherance of the Performing Arts Feasibility Study that was conducted by the Santa Barbara Center for Performing Arts and partially funded by the Agency. Proposal includes the theatre as part of a mixed-use development on the City-leased surface parking lots that are currently part of Lot 6 but not included in the Lot 6 parking structure. These allocated funds are designated for predevelopment and construction costs as well as Agency-related obligations for installation of public paseos around the theater development and potential costs related to the acquisition by the Agency of the City-owned leased surface parking lots. Agency Funding: \$2,500,000.

Relationship to the Elimination of Blight: Vital performing arts facilities will contribute to the vitality of the Project Area and are expected to reduce and forestall the blight associated with building vacancies and declining retail sales.

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Granada Theater/Performing Arts: Contribution of funds would assist the efforts to acquire and improve performing arts facilities. Efforts will be concentrated in the area north of Carrillo Street where a collection of performing arts facilities is expected to create a needed identity for the area. Members and supporters of the performing arts community have requested agency participation. Agency Funding: \$3,000,000.

Relationship to the Elimination of Blight: Vital performing arts facilities will contribute to the vitality of the Project Area and are expected to reduce and forestall the blight associated with building vacancies and declining retail sales.

Mission Creek Flood Control Enhancement: Local restoration enhancements are proposed to be made to the length of Mission Creek. Agency funds would be used to enhance flood control measures, not to complete flood control measures. Enhancements may include: upgrading finish materials for a higher level of aesthetics; acquiring land to create park space adjacent to the creek; and embellishing the landscaping along the length of the creek with trees and other vegetation. Agency Funding: \$2,500,000.

Relationship to the Elimination of Blight: Blight elimination in some areas, and the prevention of the development of blight in others, is expected with landscaping and aesthetic improvements along the creek.

Parking Structure No. 6. Structure at the corner of Anacapa and Anapamu Streets on City Parking Lot No. 6 would provide approximately 570 parking spaces (net increase of about 300 spaces), with two stories below grade and three stories above. Additional parking could address concerns about retail vitality on the State Street corridor north of Carrillo Street, which were raised in the Agency-sponsored report, *Economic Analysis: North of Carrillo*. Agency Funding: Up to \$19,000,000.

Relationship to the Elimination of Blight: Developing additional parking could assist in maintaining the area north of Carrillo Street as a viable commercial and office district, forestalling the blight associated with building vacancies and inadequate infrastructure.

Downtown Recycling Program Phase I: Agency funding for the first of a four-phase project to replace public trash containers with containers that include a recycling element. Targeted areas to include State Street from Victoria Street to Cabrillo Boulevard and the two adjacent blocks to the west (De La Vina) and east (Santa Barbara). The first phase of the recycling program will focus on the primary downtown corridor and will consist of removing existing trash containers and replacing them with 200 trash containers that include an added feature for recycling.. Agency Funding: \$200,000.

Relationship to the Elimination of Blight: Providing public amenities in the State Street Plaza will contribute to it being a more desirable location to visit for locals and visitors, thereby increasing property values and tax increment revenue. Improvements to the project area will increase the vitality of the area and eliminate blighting influences.

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FUTURE HOUSING PROGRAMS

HOUSING GOALS

The Agency's main housing goal is to promote and facilitate the development and preservation of housing primarily for low- and moderate-income households, in order to foster an inclusive and balanced community. There are further strategies associated with the CCRP that call for the Agency to avert, as much as possible, any need for residential relocation as well.

The Agency implements City housing goals as well. Contained within the 1992 Housing Element is policy 4.4.13, which states the City should, "continue the use of Redevelopment Agency tax increment funds to assist sponsors in developing low and moderate income housing opportunities which will benefit the Redevelopment Project Area or the City."

The City of Santa Barbara is also required to prepare a Consolidated Plan as a condition of Federal Community Development Block Grant and HOME Investment Partnerships Program funding. These programs are to be used for the most disadvantaged in the community – those persons with low- or very low-incomes, and those with special housing needs. The Consolidated Plan identifies Redevelopment Agency tax increment housing set-aside funds as a source of matching money for the Federal programs.

FIVE YEAR PLAN

Because the Agency has never had a surplus of housing set-aside funds and generally expends or reserves its housing funds within a year from when they are received, it is not envisioned that funds will be transferred to any other agency for administration.

Table 3 lists RDA-funded affordable housing projects that were in progress during Fiscal Years 2000-01 and 2001-02. The Agency has spent roughly \$4.8 million on six of the projects below and has committed \$567,000 to a seventh project (818 Garden). The \$5.4 million total in RDA funds will result in the preservation and development of 128 units of affordable housing. Descriptions of the projects appear after Table 3.

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TABLE 3: FY 2000-01 AND 2001-02 RDA-FUNDED HOUSING PROJECTS			
Project Address	Units	RDA Funds Spent/Committed	Other City Funds Committed
421-425 E. Cota	9	\$320,000	
335 W Carrillo / 922 Castillo	42	\$1,584,700	
818 Garden	11	\$567,000	\$240,000
821 E. Figueroa	6	\$90,000	\$160,000
521 N. La Cumbre	60	\$886,700	
315-321 W. Carrillo	land-banking	\$1,750,000	
309-319 S. Voluntario	land-banking	\$200,000	\$820,000
TOTAL	128	\$5,398,400	\$1,220,000

1. 421-425 East Cota Street

The Agency provided Transition House, a local homeless housing provider, with a \$320,000 loan for the acquisition of 421-425 E. Cota Street, a large mixed-use property located adjacent to the organization's shelter on Ortega Street. A critical factor in making the acquisition possible was Transition House's success in raising \$1.6 million from private donations. The property is developed with two large buildings. One (425 E. Cota) consists of eight residential units located above 8,300 square feet of commercial space previously used by a software firm. Transition House has converted the commercial space to administrative offices and program space for career development and job training programs. As residential units became vacant, Transition House made the units available to their formerly homeless clients. The other building (421 E. Cota) has one residential unit located above a former 6,000 square foot restaurant. Since the building is of poor construction, Transition House plans to demolish it and build new affordable housing units over childcare space on the ground floor. The new construction will likely require additional Agency funding.

2. 335 W Carrillo Street / 922 Castillo Street (Casa De Las Fuentes)

The City's Housing Authority is in the process of constructing 42 new one-bedroom and studio apartments on this site. The City encourages construction of new housing downtown for people working in the area in order to reduce dependency on automobiles and to reduce traffic congestion. The Agency recently provided roughly \$1.6 million in grants and loans as permanent financing plus a \$600,000 predevelopment loan. The Agency previously provided acquisition

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grants totaling \$526,000 that enabled the Housing Authority to land bank the sites. The Housing Authority expects to complete and construction by January 2003.

3. 818 Garden Street

Laguna Cottages, a local nonprofit organization that provides low-income seniors with affordable housing, plans to construct 11 new senior studio units adjacent to their existing 44-unit senior facility. The Agency provided a \$567,000 grant; the City provided a \$240,000 grants, and Laguna Cottages raised an additional \$1 million in private grants to develop the new units. The grants enable Laguna Cottages to provide units at rents that will be affordable to very low-income seniors. Construction is expected to start by December 2002.

4. 521 North La Cumbre Street

This 60-unit rental housing project was in jeopardy of being sold and converted to condominiums. The low-income senior tenants would have likely been evicted. The Agency provided an \$886,700 loan that enabled the Housing Authority to acquire the project and preserve and maintain the affordable housing units for at least 60 years.

5. 821 East Figueroa Street

With a \$90,000 grant from the Agency and a \$160,000 grant from the City, the City's Housing Authority acquired this 5-unit property. The Housing Authority bought the property shortly before it was to be placed on the market in order to preserve the low-income units there and to convert the others to low-income units upon normal turnover. Given the good condition of the property, rehabilitation was not necessary. Rents are restricted for at least 60 years.

6. 315-321 West Carrillo Street

The Agency recently provided the City's Housing Authority with a \$1.75 million loan for acquisition of property adjacent to their Casa de las Fuentes project described above. The Housing Authority will land bank the site until development plans are finalized.

7. 309-319 South Voluntario Street

The Agency provided a \$200,000 grant and the City provided grants totaling \$820,000 to the City's Housing Authority to acquire three under-utilized properties for the construction of new affordable housing. The Housing Authority will land bank the site until development plans are finalized.

The Agency is also actively involved with the development of six future projects that are listed below in Table 4. Three of the projects, 315-321 W. Carrillo Street, 309-319 S. Voluntario Street, and 421-425 E. Cota Street appear in both Tables 3 and 4. They are listed in Table 3 due to the substantial investments of RDA funds that were made for acquiring the sites. They are repeated in Table 4 because development plans are incomplete, and requests for additional Agency funding are likely to follow.

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TABLE 4 – FUTURE PROJECTS		
Project Address	Estimated New Units	Agency Funding to Date
210 W. Victoria	6	\$90,000 (Predevelopment)
309-319 S. Voluntario	20	<i>(\$200,000 for Site Acquisition already included on Table 3)</i>
315-321 W. Carrillo	30	<i>(\$1,750,000 for Site Acquisition already included on Table 3)</i>
1221 Anacapa/Lot 6	12	\$60,000 (Predevelopment)
4200 Calle Real (St Vincent's)	170	\$87,000 (Predevelopment)
421-425 E. Cota	10	<i>(\$320,000 for Site Acquisition already included on Table 3)</i>
TOTAL	248	\$237,000 (Predevelopment)

1. 210 West Victoria Street

The Agency and City assisted Peoples' Self-Help Housing Corporation (PSHHC) in acquiring and rehabilitating this 11-unit bungalow court. PSHHC is a large nonprofit housing organization based in San Luis Obispo, with a local office in Santa Barbara. They plan to remove one of the bungalow cottages and build 6 new rental-housing units for downtown workers in its place. The City and Agency have provided pre-development loans and will likely provide additional funds as permanent financing once development plans are finalized.

2. 309-319 South Voluntario Street

As indicated above, the Agency and City provided grants to the City's Housing Authority to acquire under-utilized property for the construction of new affordable housing units. The Housing Authority demolished two abandoned single-family structures and is managing a third that will remain occupied until construction commences on the new project. Project design is complete, however, financing plans are still being developed.

3. 315-321 West Carrillo Street

As indicated above, the Agency recently provided the City's Housing Authority with a loan for the acquisition of property adjacent to a Housing Authority project under construction (335 W Carrillo/922 Castillo). The Housing Authority is considering developing a single-room occupancy facility on the half-acre site. Project design and planning for the estimated 30-unit facility will begin shortly.

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4. 1221 Anacapa Street / Lot 6 Housing

The Agency selected Peoples' Self-Help Housing Corporation through a request for proposals process as developer for the construction of new affordable housing units adjacent to a parking structure to be built downtown. The Agency has provided a \$60,000 predevelopment loan for the project, and the City has committed to providing permanent financing. Design for the 8 to 12 unit project is underway, and construction is expected to start in 2004.

5. 4200 Calle Real (St. Vincent's)

Mercy Charities Housing California (Mercy Charities), a Statewide nonprofit housing developer, proposes to build a 75-unit rental housing development for low- and very low- income families and a 95-unit development for seniors. The project will be built on the site of the former St. Vincent's School, a 19-acre site in the unincorporated County near Highway 154 and Calle Real. The Agency provided Mercy Charities with an \$87,000 deferred pre-development loan; Santa Barbara County provided one for \$25,000; and both have been asked to provide additional predevelopment assistance later in 2002. The design of the project is complete, and annexation of the site into the City is expected by November 2002. The Agency has budgeted \$7 million for the project and the County has committed \$2.5 million. The majority of the remaining funding is expected to come from four percent tax credits and HUD 202 funds. If Mercy Charities is successful in securing the needed funding, construction will start in 2003.

6. 421-425 East Cota Street

As indicated above, the Agency provided Transition House with a loan for acquiring 421-425 E. Cota Street, a property developed with two mixed-use buildings. One building (425 E. Cota) is completed. The other building (421 E. Cota) is of poor construction, and Transition House plans to demolish it in order to build new affordable housing units over childcare space on the ground floor. Plans for the project are very preliminary, and a projected unit count has not yet been made. The new construction will likely require additional Agency funding.

The above list is by no means a complete list of future projects. Many other affordable housing opportunities are expected to arise, as properties suitable for affordable housing development stay on the market only briefly and require quick action.

The Agency is also examining the possibility of building affordable housing over City-owned surface parking lots and the possibility of developing mixed commercial and residential use buildings in the downtown area. The City often grants density bonus incentives to market-rate housing developers who include affordable housing units, and the Agency also provides eligible first-time homebuyers with low-interest loans to help purchase their new homes.

RDA housing set-aside funds will not be sufficient to finance all of these projects. Other sources, such as state and federal funds, will also be used. Moreover, the Agency is considering to issuing bonds to be repaid from future RDA housing set-aside funds.

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ONE YEAR PLAN

The Agency's One Year Plan consists of implementing as many of these projects as possible. The specific projects identified in Tables 3 and 4 above comprise 376 units. Of those, 75 units have already been completed. Additionally, 42 units are under construction and should be complete within the year, and another 11 units are scheduled to start construction soon. For the remaining units, developers are currently working in conjunction with the Agency to prepare permanent financing plans. The Agency expects to make funding commitments for the projects within the coming year, and construction would start shortly thereafter.

It is not possible to predict the number and size of new projects that will come up over the course of the coming year. Previous unexpected projects have resulted in a considerable number of affordable housing units produced by the Agency.

HEALTH & SAFETY CODE SECTIONS 33334.4 AND 33334.6

These Code sections require the 20-percent housing set-aside, make legislative declarations, and establish rules as to the fund's administration. As explained above, the Santa Barbara Redevelopment Agency complies with the 20-percent housing set-aside requirement and reports this annually to the State Controller's Office. There has been no deficit, nor have there been any findings to reduce the 20-percent to some lesser amount. All expenditures are for activities permitted under these Sections.

The following indicates previous years' 20-percent housing set-aside levels and projections for future years' levels assuming 3% annual increases. These funds are deposited annually in the redevelopment housing set-aside capital fund. In keeping with past performance, it is anticipated that the total amount available for affordable housing will be expended or reserved within a year of when the funds are received.

FY 2000	\$1,860,000
FY 2001	\$1,900,000
FY 2002	\$2,275,000
FY 2003	\$2,420,000
FY 2004	\$2,500,000

HEALTH & SAFETY CODE SECTION 33413 (a)

Two of the projects identified above will each involve the demolition of one low-income housing unit in order to make way for the construction of new affordable housing units. The Agency requires developers to follow relocation plans and comply with State and Federal relocation requirements. The Agency will also ensure that these two units will be replaced on site.

In terms of relocation of existing residents, typical housing projects financed by the Agency and involving relocation are of two types – acquisition, rehabilitation and conversion of existing market-rate rental projects into affordable ownership housing, or acquisition, rehabilitation and conversion of existing market-rate rental housing to affordable rental housing.

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When a market-rate rental unit is converted to a low- or moderate-income rental unit, the resident household in place is first evaluated to determine eligibility to remain in the unit. If relocation must occur, generally Federal relocation law is followed because rental projects involve deep targeting to very low-income households and Federal financing is generally involved.

In cases involving minimal rehabilitation, relocation is not applicable when rehabilitation is carried out with tenants in place or upon vacancy of the unit. In cases involving more substantial rehabilitation, relocation is minimized by "checker-boarding," that is moving tenants into vacant units and conducting the rehabilitation in stages. This practice was particularly effective in the substantial rehabilitation conducted by Peoples' Self-Help Housing at 322 Ladera Street and 22 East Victoria Street.

When relocation is unavoidable, very low and low-income relocation units are frequently available through the Housing Authority, or through nonprofit housing providers in the community. When needed, moderate-income rental units are available through local affordable housing providers or the general housing market.

HEALTH & SAFETY CODE SECTION 33413 (b)

As the CCRP was initiated prior to January 1, 1976, the requirements of this Subparagraph do not apply.